ANTIBES – LES GROULES | CONTEMPORARY VILLA WITH POOL, THREE FLEXIBLE LIVING SPACES, PRIVACY & EASY ACCESS

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PROPERTY FACT FILE

REFERENCE	A47937PAK06
PRICE	€ 1,090,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	195 m²
LAND	737 m²
TOWN	Antibes
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Villa
CONDITION	Habitable, New Build
FEATURES	Swimming Pool, Mains drainage, Private parking

*Price based on current exchange rate which is subject to change

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- Easy access to highway, Sofia and attractions
- Peaceful surrounding
- Recent construction comfort, DPE A
- Garden with automatic irrigation
- Very large parking for few cars

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For buyers who want to enjoy the Riviera lifestyle without living in the middle of the summer crowds or urban bustle, this property offers an excellent balance. The motorway and main road connections are easily accessible, yet the house itself remains quiet and protected from road noise, making it a particularly practical base for exploring Cannes,

DESCRIPTION

Set in the peaceful and residential Les Groules area of Antibes, this contemporary villa offers a rare combination on the French Riviera: privacy, tranquillity and modern comfort, while remaining within easy reach of the beaches, Antibes town centre, Sophia Antipolis, Nice Airport and the main destinations along the Côte d'Azur.

Built in 2016 on a landscaped plot of approximately 737 m², the south-facing property is in excellent condition and offers a particularly flexible layout organised over three distinct spaces.

The main garden level features a bright living area with an open-plan fitted kitchen opening directly onto the terrace and garden through large sliding glass doors. This level also includes two bedrooms, each with its own bathroom, including a principal suite of approximately 20 m².

The upper floor forms a second living space, with its own living area and kitchen, two further bedrooms, two shower rooms, and a superb terrace of approximately 25 m². This level can remain independent or be incorporated into the main house according to the needs of its future owners.

The third space is a 75 m² lower-ground-floor level with windows, currently arranged as an office and working area, with a kitchenette and WC. It offers considerable potential and could be adapted into a home cinema, music room, games room, gym, professional workspace, guest area or additional independent accommodation, subject to the relevant requirements.

This configuration makes the proper...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47937PAK06

COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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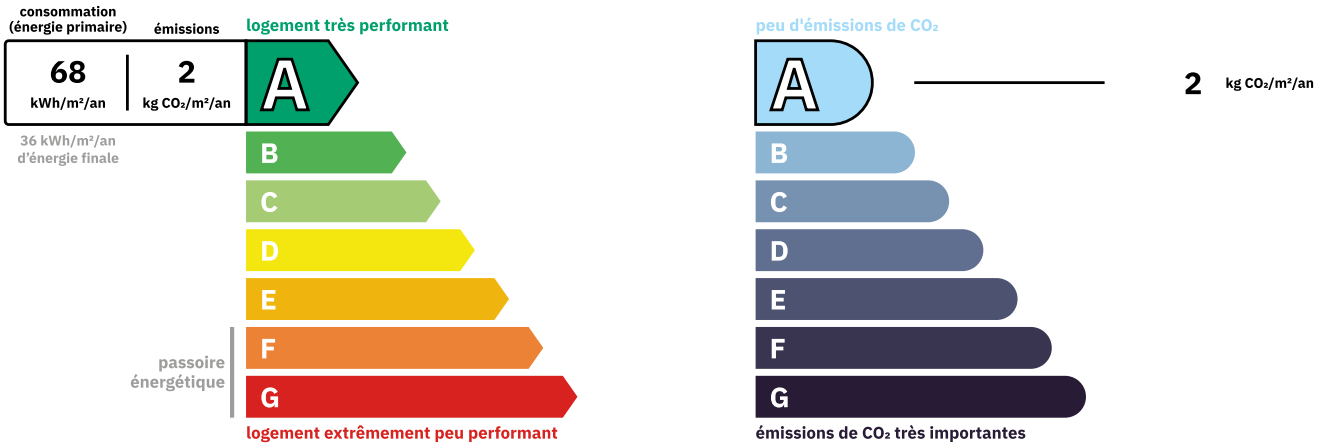
ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1250 € and 1770€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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